

Waverly Point Farmhouse
CH-739
Newburg
Private

Circa 1885

Commanding an impressive view of the Potomac River, the Waverly Point Farmhouse is an attractive 2-story, single-pile frame dwelling with an overall L-plan. The house features a cross-gable, projecting center bay, and full-width hipped roof porch on the facade, as well as inset three-part bays on each gable end. Although much of its original material has been replaced, the Waverly Point Farmhouse is a notable example of Victorian architecture in Charles County. The house is exceptional for its relative sophistication in an era when most local architecture was simple and restrained. The house is believed to have been erected by Gerard and Nannie Hungerford before 1888 on land that was formerly owned by the prominent Harris family of nearby Waverly (CH-30NR). The property remained in the possession of the Hungerford heirs until 1946 when it was sold to Ernest and Selena Wedding.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. CH-739

1. Name of Property (indicate preferred name)

historic Waverly Point Farmhouse

other

2. Location

street and number 10184 Waverly Point Blvd not for publication

city, town Newburg X vicinity

county Charles

3. Owner of Property (give names and mailing addresses of all owners)

name David and Helen Curtin

street and number 1920 S Ocean Drive Apt 305 telephone 954-522-4836

city, town Fort Lauderdale state FL zip code 33316-3764

4. Location of Legal Description

courthouse, registry of deeds, etc. Charles County Courthouse tax map and parcel: 82 p. 67

city, town La Plata liber 215 folio 423

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report
☐ Other

6. Classification

Category		Ownership	Current Function		Resource Count	
<input type="checkbox"/>	district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing	Noncontributing
<input checked="" type="checkbox"/>	building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	1	buildings
<input type="checkbox"/>	structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	3	sites
<input type="checkbox"/>	site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social		structures
<input type="checkbox"/>	object		<input type="checkbox"/> education	<input type="checkbox"/> transportation		objects
			<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	4	Total
			<input type="checkbox"/> government	<input type="checkbox"/> unknown		
			<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use		
			<input type="checkbox"/> industry	<input type="checkbox"/> other:		
					Number of Contributing Resources previously listed in the Inventory	
					0	

7. Description

Inventory No. CH-739

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Commanding an impressive view of the Potomac River, the Waverly Point Farmhouse is an attractive 2-story single-pile frame dwelling with an overall L- plan erected circa 1885. The house faces southwest toward the Potomac River and stands on a flat, clear lot, bordered by woodland. Notable features include a cross-gable projecting bay and full-width, hipped-roof porch on the façade, and three-part bays on the gable ends. A late 19th - early 20th century stable, cornhouse and garage also share the site. Although substantially renovated in the late 1960's, improvements generally used materials available at the time of the original construction including wooden German siding and multi-light wood windows throughout.

The roof is covered with asphalt shingles and is pierced with three interior brick chimneys with corbelled caps. The cornice is boxed. The front elevation is three bays in width with the center bay projecting outward and capped with a cross-gable. This gable holds a round louvered vent. The hipped roof porch rests on six square wooden posts. A porch railing surrounds the 2 1/2" tongue and groove wood plank floor. The porch ceiling has been repaired using plywood. Windows on this elevation currently consist on 9/9 light double hung sash. The principal entrance include an original, yet altered front double door. The top three original raised wood panels have been fitted with glass window panes to allow more light into the foyer.

The side elevations of the main block are dominated by the two-story octagonal bays which include 8/8 light windows on the flush wall and slightly narrower 6/6 windows on the diagonal bays. The rear elevation of the main block includes three 6/6 windows on the second floor and a single 8/8 window on the first floor. A shed roof porch extending from the opposite wall of the service wing shelters a bathroom addition in the place of an original window and the principal roadside entrance.

The service wing includes two second story and a single first floor 6/6 window on the north elevation. The west wall has a 6/6 symmetrical first and second story windows near south wall. The north elevation of the service wing includes a single centered second story 6/6 window above a centered doorway and offset window. Both are sheltered by a shed roof porch.

The site includes a stable with loft above covered in vertical board siding and a metal roof on a north/south axis. To the west is a large cornhouse that has been converted into a cabin. To the north of the house is a garage with attached shed. This structure has a metal roof and is covered in weatherboard siding over diagonal nailors. The garage and stable are in poor condition.

While the interior was not fully available at the time of the survey, the first story floorplan includes a large foyer holding a quarter-turn stair, flanked by rooms on either side. Trim consisted of simple square edged molding capped with square corner blocks.

8. Significance

Inventory No. CH-739

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime industry	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:	

Specific dates Circa 1885

Architect/Builder Unknown

Construction dates Circa 1885

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form - see manual.)

Although much of its original material has been replaced, the Waverly Point Farmhouse is a notable example of Victorian architecture in Charles County. The house is exceptional for its relative sophistication in an era when most local architecture was simple and restrained. The house is believed to have been erected by Gerard and Nannie Hungerford before 1888 on land that was formerly owned by the prominent Harris family of nearby Waverly(CH-30NR). The property remained in the possession of the Hungerford heirs until 1946 when it was sold to Ernest and Selena Wedding. In 1964, Waverly Point was purchased by the Ross family who subdivided the farm and restored the home which has been rumored to have burned.(1)

Following the Civil War, Charles County suffered the same fate as most of the southern states. The basis of the economy, slave labor, was gone. Land ceased to be cultivated, credit collapsed and many planters fell deep into debt. In addition, Federal taxes levied by the "carpet-bag" government threatened landowners with the loss of their land. The turmoil of the Reconstruction era continued in Charles County well into the 20th century. Despite the collapse of the slave-based tobacco economy following the Civil War, Charles County and most of the surrounding counties retained their dependence on tobacco cultivation. While some diversification did occur, the reliance on agriculture, mainly tobacco, remained throughout the 19th century. Share-cropping or tenancy replaced the slave-labor system following the war. This system fostered the growth in the numbers of small planters, and generally precluded agricultural diversity. The general economic decline, and later, stagnation that followed the Civil War is evident in the census figures between 1860 and 1890. During this period the population of Charles County remained nearly stagnant. By 1890, the number of county residents was nearly 1,400 less than in 1860. There was little industry or profitable agriculture drawing new residents to the county during the post-Civil War era. In addition, many young Charles County residents moved away as they reached maturity. Generally, architectural trends followed the economic realities of Charles County in the late 19th century. Although largely restrained in comparison to other national models, the Waverly Point Farmhouse, associated with one of the most prominent families of the Cobb Neck peninsula, represents one of the more ornate examples of Victorian architecture in Charles County.

(1) The Ross family, beginning in the mid 20th century, is also associated with (CH-130) Maiden Point Farm.

9. Major Bibliographical References

Inventory No. CH-739

10. Geographical Data

Acreage of surveyed property 3.45

Acreage of historical setting 180

Quadrangle name Colonial Beach North

Quadrangle scale 1:24,000

Verbal boundary description and justification

The Waverly Point Farmhouse is associated with Charles County Property Tax Map 82, parcel 67.

11. Form Prepared By

name/title Cathy Hardy/Historic Preservation Planner

organization Charles County Planning

date 3/22/2002

street and number 200 Baltimore Street

telephone 301-396-5815

city or town La Plata

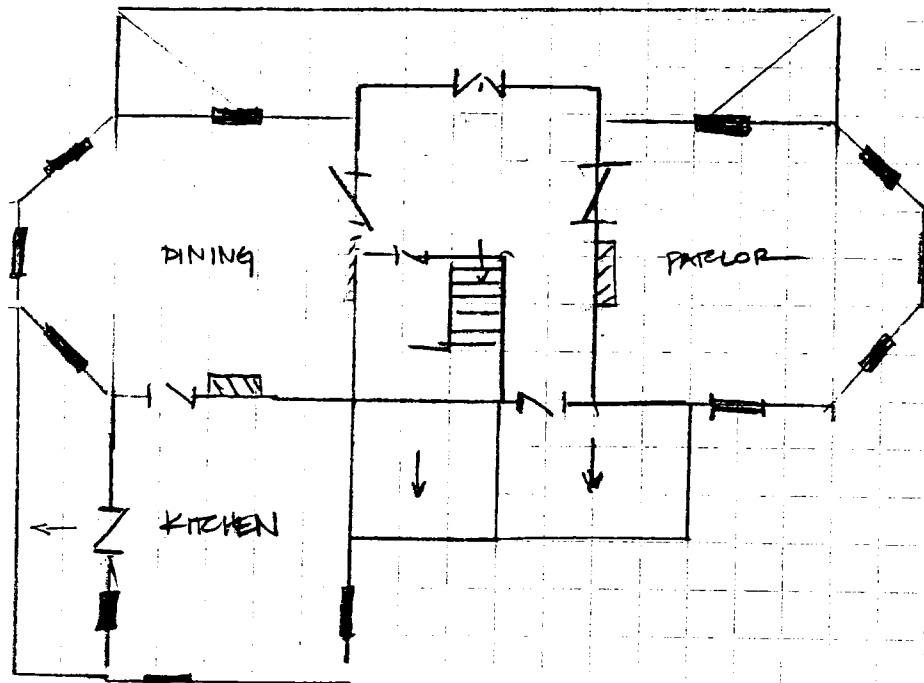
state MD zip code 20646

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

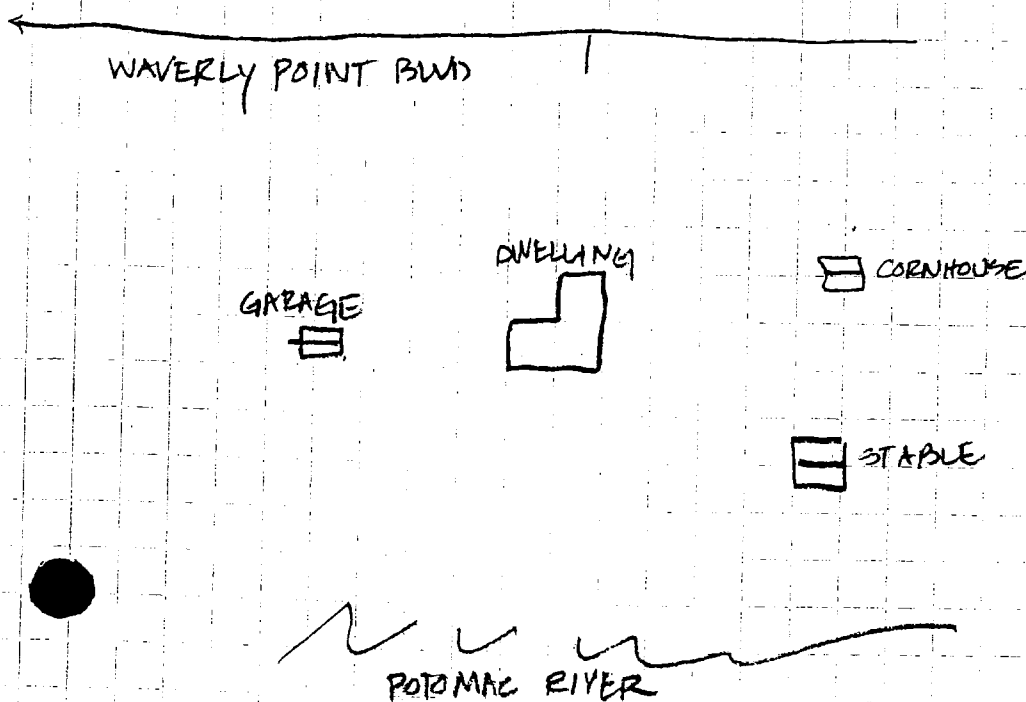
The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville MD 21032
410-514-7600

CH-739 Charles County, MD
Name: WAVERLY PT. FARMS.
Location: MORGANTOWN VIC.
Quad: POPES CREEK

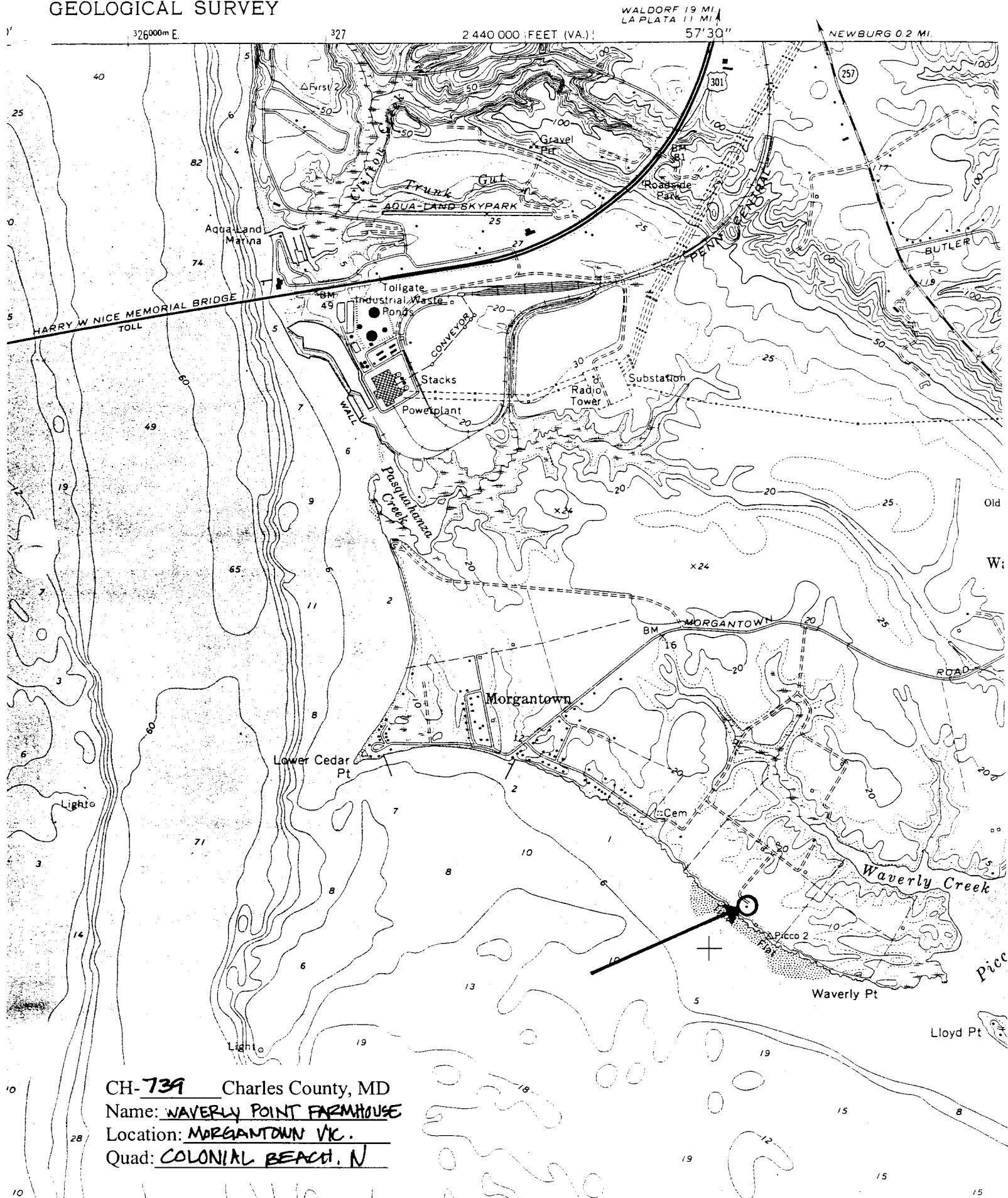


SITE PLAN:



NOT DRAWN TO SCALE

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY





CH-739

Waverly Point Farmhouse

Charles Co., MD

C. Hardy

1/2002

MD

SHPO

LOOKING W

1 OF 8



CH-~~739~~ 739

Waverly Point Farmhouse

Charles Co, MD

C. Hardy

11/2002

MD SHPO

DOOR DETAIL

2 of 8



24-~~3~~739

Waverly Point Farmhouse

Charles Co, MD

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MD SHPO

LOOKING S

30F8



CH-~~79~~ 739

Waverly Point Farmhouse

Charles Co., MD

C Hardy

1/2002

MD SHPO

4 of 8

LOOKING SE



CH ~~739~~ 739
Waverly Point Farmhouse
Charles Co., MD
C. Hardy

1/2002

MD SHPP

LOOKING N

50F8



CH- ~~73~~ 739

Waverly Point Farmhouse

Charles Co., MD

C Hardy

1/2002

MD SHPO

STABLE LOOKINGS

6 OF 8



CH- ~~739~~ 739

Waverly Point Farmhouse

Charles Co., MD

C. Hardy

1/2002

MD SHPO

CORNHOUSE, LOOKING SW

70F8



CH- ~~739~~ 739

Waverly Point Farmhouse

Charles Co., MD

C Hardy

1/2002

MD SHPO

GARAGE, LOOKING NW

30PS